Manitoba

Annual Report 1985 - 86

Housing

The Manitoba
Housing and Renewal
Corporation

Manitoba

Minister of Housing

Room 227
Legislative Building
Winnipeg, Manitoba, CANADA
R3C 0V8
(204) 945-4343

The Honourable George Johnson
Lieutenant-Governor of Manitoba
Room 235, Legislative Building
Winnipeg, Manitoba

May It Please Your Honour:

I have the privilege of presenting, for the information of Your Honour, the Annual Report of the Department of Housing and The Manitoba Housing and Renewal Corporation for the fiscal year ending March 31, 1986.

Respectfully submitted,

Maureen Hemphill

Maureen Hemphill

Manitoba

Deputy Minister of Housing

603-287 Broadway
Winnipeg, Manitoba, CANADA
R3C 0R9

The Honourable Maureen Hemphill
Minister of Housing
Room 215, Legislative Building
Winnipeg, Manitoba

Dear Madam:

I have the honour of submitting for your information the Annual Report of the Department of Housing and the Manitoba Housing and Renewal Corporation for the fiscal year ending March 31, 1986.

The fiscal year saw the beginning of the complex process of re-negotiating federal-provincial shared programs with the Canada Mortgage and Housing Corporation. Manitoba Housing will assume greater responsibility in the future for all housing-related programs, playing the lead role in the delivery of appropriate and affordable living accommodation to Manitobans.

Through provincially originated initiatives, the department has played a significant role in the operation of the housing market in general, fulfilling the economic objectives of providing an overall stimulus, and facilitating renewal and rehabilitation of inner city housing stock.

I believe the accomplishments outlined in this Annual Report reflect the Department's commitment to providing accommodation to Manitobans in need.

Respectfully submitted,

S. Schubert

Saul Schubert
Deputy Minister
Department of Housing

TABLE OF CONTENTS

PAGE

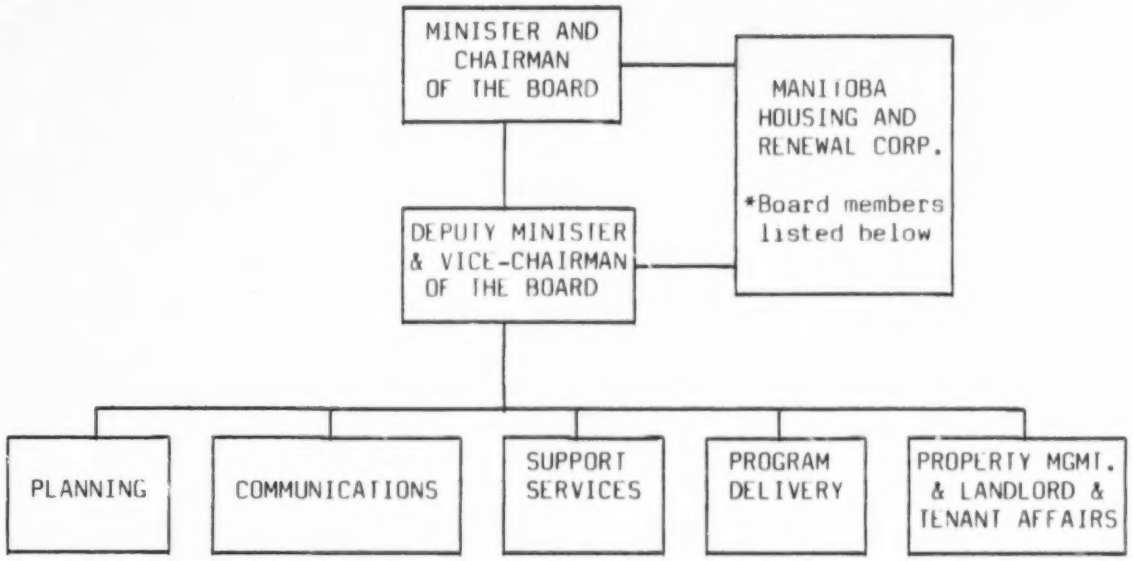
ORGANIZATIONAL CHART/BOARD OF DIRECTORS i

THE MANITOBA HOUSING AND RENEWAL CORPORATION

Critical Home Repair Program 1
The Energy Conservation Program 1
North Logan Redevelopment 1
Core Area Infill Housing Program 2
Buy and Renovate 2
RentalStart 2
Mobile Home Loan Guarantee Program 2
Cooperative HomeStart Program 3
Land Banking Program 4
Aspen Park Condominium Conversion 4
Woodlands Subdivision 4
Meadows West Subdivision 5
Financing For Community Residences 5
Fokus 6
Rural Mortgage Lending Program 6
Rural and Northern Housing Program 7
Rural and Northern Family Public Housing 7
Rural and Northern Elderly Persons Housing 7
Remote Housing Program Conversions 7
The Manitoba Private Non-Profit Assistance Program 7
Forgiveable Loans to Non-Profit Housing Corporations 8
Senior Citizens' Rent Supplement Program (E & PH) 8
1985/86 Non-Profit Housing Program (M.H.R.C.-Owned) 9
Housing Units By Community 10
Auditor's Report - The Manitoba Housing and Renewal Corporation 19

MANITOBA HOUSING - THE DEPARTMENT

Cooperative HomeStart - (Program III)..... 39
Critical Home Repair Program - Pensioner 39
Residential Rehabilitation Assistance Program 39
Cut Home Energy Costs 39
Core Area Initiative Home Repair Program 39
Core Area Initiative Grant to Homeowners 40
Shelter Allowances For Elderly Renters (SAFER) 40
Shelter Allowances For Family Renters (SAFFR) 41
Pensioner Tenants School Tax Assistance 42
Landlord and Tenant Affairs Branch 42
- Office Of The Rentalsman 43
- Rent Regulation Bureau 44
- Rent Appeals Branch 44
Communications 45
Personnel Administration 47
Auditor's Report - Manitoba Housing 47



* BOARD OF DIRECTORS: (As at March 31, 1986)

Chairman: Honourable John M. Bucklaschuk
Vice-Chairman: Saul Schubert

BOARD MEMBERS
D. Ilich
G. Julius
W. Kennedy
K. Cassin

OFFICERS OF THE BOARD
H.N. Dubowits, Secretary of the Corporation

Members of the Board of Directors of the Manitoba Housing and Renewal Corporation function as division heads of the department. The corporation has no staff, with all services to the corporation provided by the department.

THE MANITOBA HOUSING AND RENEWAL CORPORATION

CRITICAL HOME REPAIR PROGRAM - LOW-INCOME

This component of the Critical Home Repair Program provides eligible low income homeowners, whose houses are five years old or older, low interest loans and loan forgiveness to assist with critical repairs to their homes.

In this fiscal year a total of 382 applications were approved.

Commitments to low-income homeowners under the program this fiscal year were:	$816,423
Disbursements under the program were:	$925,899

Note: The pensioner component of this program is financed by Manitoba Housing and is shown in the departmental section of this annual report.

THE ENERGY CONSERVATION PROGRAM

The Energy Conservation Program is an ongoing program directed at reducing the operation and maintenance costs of MHRC stock through energy conservation measures.

These conservation measures have taken the form of construction retrofits, artificial lighting systems retrofits, alterations to mechanical and electrical systems, water conservation measures, alternative energy source retrofits, and directives for energy conservation in new buildings.

To supplement these demonstration projects, an ongoing information transfer is being maintained to stimulate the "energy conservation awareness" of our inhouse staff and building operations people.

During the 1985/86 fiscal year the Energy Conservation Program delivered projects totalling $844,642 as follows:

Chelsea Terrace Phase III	$482,453
Weston Park Phase II	$362,189
	$844,642

NORTH LOGAN REDEVELOPMENT

This project is one component of the North Logan Redevelopment Plan, which was approved by the Policy Committee of the Winnipeg Core Area Initiative in November, 1982.

In initial stages, the project included new water mains throughout the neighbourhood, repairs and new connections to the sewer system; new concrete streets, lane and sidewalks; relocation of Hydro and MTS overhead lines from front streets to the lanes; resodding boulevards and boulevard tree planting.

NORTH LOGAN REDEVELOPMENT (cont'd)

To further assist the housing component of this project, favourable mortgage financing is also available. As of March 31, 1986, 14 mortgages were issued totalling $399,840.

CORE AREA INFILL HOUSING PROGRAM

These are houses specifically designed for the core area of Winnipeg to fit on narrow 25 or 30 foot lots and to be architectually compatible with existing houses.

Lots are secured from the City of Winnipeg by way of a trust agreement in addition to lots acquired from private landowners. In the fiscal year under review, the construction process began on 45 Infill Housing units, to be completed and ready for sale during the summer of 1986.

BUY AND RENOVATE

The Buy and Renovate program was designed to upgrade existing older housing stock. Assistance was offered to qualifying homebuyers on homes 30 years or older which cost $35,000 or less, and on which an additional minimum of $10,000 would be spent for renovations. Since the inception of the program in August 1982, 131 homes qualified under the Buy and Renovate program, resulting in a total commitment of $4,120,087.

During the fiscal year under review, 14 homes qualified under the Buy and Renovate program, resulting in a commitment of $477,335.

The Turnkey component of Buy and Renovate, under which M.H.R.C. purchases older homes in the core area, rehabilitates them, and resells them to the public, saw four homes renovated at a cost of $179,498.

RENTALSTART

The RentalStart Program was designed to assist Manitoba developers increase the stock of affordable rental accommodation. Since the program's inception in 1984 there have been three proposal calls.

Mortgage financing with favourable terms for new construction or the conversion of non-residential buildings was made available for projects with a minimum of four units per site. As of March 31st, 1986 mortgage financing had been arranged on 1291 apartment suites worth $58,492,144 with funds disbursed totalling $12,106,663.

MOBILE HOME LOAN GUARANTEE PROGRAM

The Mobile Home Loan Guarantee Program, introduced in April, 1979, brings to purchasers of mobile homes benefits which assist them in financing their housing units through approved lenders.

MOBILE HOME LOAN GUARANTEE PROGRAM (cont'd)

Loans are guaranteed, to approved applicants, for the acquisition of a mobile home. The guarantee enables the lender to provide the loan at lower interest rates and for longer terms, resulting in lower monthly payments by the borrower.

MOBILE LOAN GUARANTEE PROGRAM UNDERTAKINGS TO GUARANTEE, APPROVED TO MARCH 31, 1986

Program Summary	Number	Amount
A. FISCAL YEAR - April 1, 1985 to March 31, 1986		
Applications received	26	$ 819,207
Applications cancelled/ineligible	0	0
TOTAL APPLICATIONS APPROVED:	26	$ 819,207
Claim settlements paid to lenders	1	$ 36,030
B. CUMULATIVE - Inception to March 31, 1986:		
Applications received	283	$ 7,482,565
Applications cancelled/ineligible	22	559,957
TOTAL APPLICATIONS APPROVED*	261	$ 6,922,608
Claim settlements paid	13	$ 359,720

* NOTE: Actual Principal amount outstanding for these applications as at March 31, 1986 was $5,888,803.

COOPERATIVE HOMESTART PROGRAM

In the fall of 1984, the Manitoba Jobs Fund made available through MHRC three new major forms of financial assistance to housing cooperatives in Manitoba under the Cooperative HomeStart Program.

Complementary Assistance (Program I): Provides groups undertaking the construction of new housing cooperatives with additional financial assistance to that which is provided by Canada Mortgage and Housing Corporation.

Mortgages for Renovations and/or Conversions (Program II): This portion of the program, funded through The Manitoba Housing and Renewal Corporation,encourages the rehabilitation of existing older housing and the conversion of existing under-utilized, non-residential buildings to residential use. Financial assistance in the form of a loan at a reduced interest rate is available to eligible housing cooperatives who wish to

COOPERATIVE HOMESTART PROGRAM (cont'd)

participate in this program. As at March 31, 1986, three mortgage loan applications were approved for 115 units and providing total financing of $5,680,161.

Technical Resource Group Assistance (Program III): Additional assistance is provided by the department in the form of a start-up grant. Further information on this is provided in the Departmental portion of this annual report.

LAND BANKING PROGRAM

1) The Manitoba Housing and Renewal Corporation, under provisions of Section 42 of the National Housing Act, developed a Land Banking program. The primary objective of this program was to ensure a future supply of reasonably priced residential construction sites. This program began in 1972 and was terminated in 1977.

2) As of March 31, 1986, the total acreage held in the land bank was 1,802.31 hectares (4,453.44 acres), of which 441.90 hectares (1,091.93 acres) are in rural Manitoba and 1,360.40 hectares (3,361.51 acres) are in the City of Winnipeg.

3) During the fiscal year under review, 6.23 hectares (15.39 acres) were disposed of in rural Manitoba and 4.25 hectares (10.51 acres) were disposed of in the City of Winnipeg.

4) It is intended as a result of recommendations for the disposal of surplus lands, approved by Cabinet March 26th, 1986, that further lands will be sold in future years as they are indentified as surplus to the province's needs.

ASPEN PARK CONDOMINIUM CONVERSION:

The Aspen Park project comprises 194 housing units located on the old Royal Canadian Air Force base and industrial park in Gimli. The units were turned over to the province in 1972 and many of them were rented. MHRC assumed responsibility for the units in 1985 with plans to renovate them and sell 134 of the units as condominiums. The remaining 60 units are to be retained as rentals.

As of March 31, 1986, $245,466 has been expended on the Aspen Park project, for the construction of new sewer and water lines and renovation of two model units.

WOODLANDS SUBDIVISION

To meet the need for new housing stock in the Town of Selkirk, MHRC has planned the development of a new residential housing development comprised of 15.05 hectares (37.2 acres).

WOODLANDS SUBDIVISION (cont'd)

Phase I involved 8.17 hectares (20.2 acres) and featured 43 larger sized lots surrounding a park and lake.

Phase I construction activity commenced in the fall of 1984 with five participating builders.

During the fiscal year under review, Phase II, comprised of 6.88 hectares (17.0 acres), was in the planning stage.

Leased/Purchased Lots:

During 1985/86 fiscal year	1 lot
Total revenue this fiscal year	($12,650)

The deficit reflects lots leased but not proceeded with during required time periods and therefore returned. It is anticipated Phase I will be completely sold by the summer of 1987.

MEADOWS WEST SUBDIVISION

The delivery of Stage I, comprised of 57.33 hectares (141.70 acres) was formally commenced in 1983 and includes limited multiple structures. An abundance of open park space and the provision of mainly 50 ft. frontages for residential lots at reasonable land prices. These features and others have made Meadows West a unique residential community in Winnipeg.

During the fiscal year under review 166 lots were developed.

A further development of 57 residential lots is planned to meet the demand for lots in Meadows West, available for sale/lease in the summer of 1987.

Leased/Purchased Lots:

1982-83	216 Lots
1983-84	139 Lots
1984-85	49 Lots
1985-86 fiscal year	72 Lots (of 166)
Total Revenue this fiscal year	$1,688,303

FINANCING FOR COMMUNITY RESIDENCES

This mortgage loan program was established to assist non-profit groups with financing for new or existing structures and to provide residential beds for persons with special needs. Under the Welcome Home and Emergency Shelter Programs, mortgage commitments as of March 31, 1986 amounted to $5,252,500 for 262 beds, with $420,263 disbursed.

FOKUS

Fokus Manitoba is a program which provides community-integrated living for severely handicapped individuals by incorporating wheelchair accessible units and personal care/support services into regular apartment blocks. This unique concept has become a real alternative to institutionalized living for the severely disabled who require care and assistance beyond the level usually provided by community based support services, but who desire and require independent, normalized lifestyles in a community setting.

Fokus I, which began in May, 1978, was composed of nine tenants who moved from Ten Ten Sinclair (a residence and rehabilitation centre for the physically handicapped) into a centrally located modified family public housing block at Assiniboine Avenue and Hargrave Street, City of Winnipeg. This paved the way for Fokus II, which opened in September, 1980.

Fokus II, located in the apartment building at Kennedy Street and Assiniboine Avenue (Towne Square), provided 16 modified suites at subsidized rents (NHA Sec. 44.1 (a)) to individuals who had completed their transitional housing experience at Ten Ten Sinclair and were ready for more mainstream living. Manitoba Housing provided a grant of $56,000 which was used for necessary design changes to the block and living units.

Fokus II differed from Fokus I in that tenants were more severely disabled, which meant more intensified delivery of care and support. The Office of Continuing Care assessed care needs, agreed on a staffing component which was to provide 24 hour, seven-day coverage, and contracted with Ten Ten Sinclair to provide all attendant and housekeeping services.

Fokus III, comprising 13 units of modified rental accommodation located in the community of St. James (Queen Street), were leased from a private apartment owner and modified to meet the needs of the Fokus Manitoba Program.

A fourth Fokus site was approved for development during the 1985-86 fiscal year. Ten units have been designated at "Rideau Towers", a downtown Winnipeg rental project, whose mortgage was financed under the Department's RentalStart program. $75,000 was allocated by Manitoba Housing to provide the necessary building and suite modifications as determined by Fokus tenants, of which $47,300 was disbursed.

RURAL MORTGAGE LENDING PROGRAM

Under the Rural Mortgage Lending Program, M.H.R.C. acts as the guarantor for the mortgage financing to people living in rural communities who have been refused mortgage financing because their property is not connected to a public sewage system.

M.H.R.C. entered into a special agreement with the Co-Operative Credit Society of Manitoba (C.C.S.M.), whereby M.H.R.C. provides guarantees for the mortgages administered by various credit unions under the C.C.S.M.

As at March 31, 1986, there were 9 guaranteed loans still outstanding, totalling $224,231.

RURAL AND NORTHERN HOUSING PROGRAM

The Rural and Northern Housing Program is a Federal/Provincial undertaking under the provisions of Section 40 of The National Housing Act.

The program provides for the development and operation of self-contained rental duplex and motel-type units for senior citizens and single detached sale and rental units for families in communities having a population of less than 2,500.

Costs for this program are shared by M.H.R.C. and the Canada Mortgage and Housing Corporation. C.M.H.C. provides 75% of the capital and operating costs and M.H.R.C. provides the remaining 25%. Rents for these units are geared to tenant income in accordance with the M.H.R.C. rental scale.

RURAL AND NORTHERN FAMILY PUBLIC HOUSING

During the fiscal year ending March 31, 1986, 12 single family detached rural and northern units were committed for development for families of low and moderate incomes in designated communities in rural and northern Manitoba.

RURAL AND NORTHERN ELDERLY PERSONS HOUSING

In the fiscal year ending March 31, 1986, 72 units of Rural and Northern Elderly Persons Housing were committed for development for senior citizens in rural and northern Manitoba communities.

REMOTE HOUSING PROGRAM CONVERSIONS

A number of homes were developed prior to 1975 in northern and remote areas of the province under the earlier Remote Housing Program.

Initially, this program was a rent oriented program with provisions in the lease whereby the tenants were permitted to accumulate the rental payments toward the eventual purchase of the homes.

During the fiscal year ending March 31, 1986, 8 remote homes were converted to ownership.

THE MANITOBA PRIVATE NON-PROFIT ASSISTANCE PROGRAM

The provincial government, through M.H.R.C., determined a need existed and therefore developed the Manitoba Senior Citizens' Non-Profit Assistance Program to dovetail and complement the Federal Non-Profit Housing Program.

Under this program, M.H.R.C. provides a matching 5% forgiveable loan to senior citizens' non-profit housing corporations which have received prior approval for their projects from the CMHC and have raised 5% of the approved capital costs of their projects from within their own means. The remaining 90% is in the form of an insured loan through CMHC.

During the fiscal period under review, a total of 334 units were ~~developed~~ committed in this manner and provincial forgivable loans totalling $562,413 were issued to organizations listed in the following chart. Since the inception of this program in April, 1979, a total of 3,105 units have been completed.

FORGIVABLE LOANS TO NON-PROFIT HOUSING CORPORATIONS

April 1, 1985 to March 31, 1986

LOCATION	NAME OF PROJECT	NUMBER OF UNITS	AMOUNT OF FORGIVABLE LOAN
Elm Creek	Elm Creek Housing Corporation	10	$ 23,973
Minnedosa	Minnedosa Kinsmen Housing Ltd.	8	20,692
Steinbach	Steinbach Housing Inc.	68	162,156
Winnipeg	St. John's Haven Inc.	44	129,854
Winnipeg	Riverside Lions Non-Profit Housing Inc.	130	6,176
Winnipeg	Central Park Housing Co-op Ltd.	44	142,520
Flin Flon	Royal Canadian Legion #73 Senior Housing Inc.	30	77,042
		334	$ 562,413

SENIOR CITIZENS' RENT SUPPLEMENT PROGRAM (E & IPH)

Prior to June 1976, approved sponsors licensed under the Elderly and Infirm Persons' Housing Act (E & IPH) were eligible for mortgage assistance from the CMHC.

Licensed sponsors, prior to June 1976, also qualified for capital grants from the M.H.R.C. in the maximum amounts of $1,700 for each single unit and $2,150 for a double unit. Many qualifying sponsors received these grants in installments paid over a number of years, thus reducing the rental charges to tenants.

Subsequently, amended federal legislation enabled the federal government and M.H.R.C. to enter into rent supplement agreements for provincially licensed E & IPH projects.

As of March 31, 1986, 2,353 units were eligible for rent supplement and cost shared payments were made for 454 units of that number.

Rent supplement is also paid to support 935 units of rental accommodation in private profit and non-profit accommodation. These units are rented to low-income families and handicapped individuals.

1985/86 NON-PROFIT HOUSING DEVELOPMENT PROGRAM (M.H.R.C.-OWNED)

The Non-Profit Housing Development Program is aimed at providing adequate and affordable housing for low-income seniors and families. The need for these projects is determined by the waiting lists at M.H.R.C. housing authorities and through need and demand studies in communities. The housing projects are owned and capital funded by M.H.R.C. The federal government writes down the interest rate on the mortgage to two per cent and the provincial government provides additional financial assistance to keep rents to 25 per cent of income.

COMMITTED 1985/86

PROJECT NAME	NUMBER OF UNITS	TYPE
Talbot & Stadacona, Winnipeg	24	FH
Talbot & Stadacona, Winnipeg	32	EPH
Sargent & Balmoral, Winnipeg	50	FH
Swan River	23	EPH
Souris	32	EPH
Oakbank	14	EPH
Grandin/St. Joseph, Winnipeg	15	FH
Selkirk & Parr, Winnipeg	12	FH
Talbot & Stadacona, Winnipeg	10	FH
Brandon (Sokol)	32	EPH
Selkirk (Knights)	75	EPH
Portage la Prairie	50	FH
Boyd/Magnus/Pritchard, Winnipeg	6	FH
312/316 Magnus, Winnipeg	3	FH
355 Boyd/850 Magnus, Winnipeg	6	FH
7 Mayfair Place, Winnipeg	42	FH
	426	

SUMMARY: 32 Elderly Persons Housing Units (Winnipeg)
176 Elderly persons Housing Units (non-Winnipeg)
168 Family Housing Units (Winnipeg)
50 Family Housing Units (non-Winnipeg)

HOUSING UNITS BY COMMUNITY
(as at March 31, 1986)

PLACE	PUBLIC HOUSING SECTION 43 EPH	FPH	RURAL & NORTHERN SECTION 40 EPH	FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	FPH	E&IPH	TOTAL
INTERLAKE - AREA #2									
ARBORG	19	10	14	-	-	-	-	-	43
ASHERN	20	17	-	-	-	-	-	-	37
CLANDEBOYE	-	-	-	1	-	-	-	-	1
ERIKSDALE	12	7	8	1	-	-	-	-	28
FISHER BRANCH	20	-	-	7	-	-	-	-	27
FRASERWOOD	-	-	12	-	-	-	-	-	12
GIMLI	36	-	12	25	-	-	-	11	84
GUNTON	-	-	-	1	-	-	-	-	1
INWOOD	-	-	10	1	-	-	-	12	23
LUNDAR	-	-	8	-	-	-	-	18	26
MOOSEHORN	-	-	12	-	-	-	-	-	12
OAK POINT	-	-	6	-	-	-	-	-	6
PINE DOCK	-	-	-	5	-	-	-	-	5
POPLARFIELD	-	-	8	-	-	-	-	-	8
RIVERTON	24	9	-	14	-	-	-	-	47
ST MARTIN	-	-	2	-	-	-	-	-	2
ST. LAURENT	20	34	-	-	-	-	-	-	54
SELKIRK	139	192	-	-	-	-	56	35	422
STONEWALL	28	6	-	-	-	-	-	40	74
STONY MOUNTAIN	-	-	12	-	-	-	-	-	12
TEULON	18	-	-	11	-	-	-	25	54
WHYTEWOLD	-	-	-	1	-	-	-	-	1
WINNIPEG BEACH	12	-	8	-	-	-	-	-	20
WOODLANDS	-	-	-	-	-	-	-	24	24
TOTAL	348	275	112	67	-	-	56	165	1023

HOUSING UNITS BY COMMUNITY
(as at March 31, 1986)

PLACE	PUBLIC HOUSING SECTION 43 EPH	FPH	RURAL & NORTHERN SECTION 40 EPH	FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	FPH	E&IPH	TOTAL
EASTMAN - AREA #3									
ANOLA	-	-	-	-	-	-	-	12	12
BEAUSEJOUR	55	14	-	6	-	-	-	50	125
BERENS RIVER	-	-	-	17	-	-	-	-	17
BLOODVEIN	-	-	-	3	-	-	-	-	3
BLUMENORT	-	-	-	-	-	-	-	12	12
COOK'S CREEK	-	-	-	-	-	-	-	10	10
DOMINION CITY	-	-	6	-	-	-	-	14	20
DUGALD	-	-	-	-	-	-	-	10	10
EAST SELKIRK	-	-	12	-	-	-	-	-	12
GARSON	12	-	-	-	-	-	-	-	12
GREAT FALLS	-	-	-	1	-	-	-	-	1
GRUNTHAL	18	-	2	-	-	-	-	-	20
HADASHVILLE	-	-	4	3	-	-	-	-	7
ILE DES CHENES	12	-	-	-	-	-	-	-	12
LA BROQUERIE	-	-	-	-	-	-	-	7	7
LAC DU BONNET	24	10	-	-	-	14	-	-	48
LITTLE GRAND RAPIDS	-	-	-	5	-	-	-	-	5
LOCKPORT	-	-	-	1	-	-	-	-	1
LORETTE	14	6	-	-	-	-	-	-	20
MANIGOTOGAN	-	-	-	7	-	-	-	-	7
MIDDLEBRO	-	-	4	4	-	-	-	-	8
MITCHELL	-	-	-	3	-	-	-	-	3
NEW BOTHWELL	-	-	-	1	-	-	-	-	1
NIVERVILLE	15	-	-	5	-	-	-	-	20
OAKBANK	-	-	-	-	-	14	-	-	14
PINE FALLS	-	-	-	-	-	-	-	18	18
PINEY	-	-	10	3	-	-	-	-	13
POWERVIEW	-	7	-	-	-	-	-	-	7

HOUSING UNITS BY COMMUNITY
(as at March 31, 1986)

PLACE	PUBLIC HOUSING SECTION 43 EPH	FPH	RURAL & NORTHERN SECTION 40 EPH	FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	FPH	E&IPH	TOTAL
EASTMAN - AREA #3 (cont'd)									
PRAWDA	-	-	2	-	-	-	-	-	2
PRINCESS HARBOR	-	-	-	2	-	-	-	-	2
RICHER	-	-	8	-	-	-	-	-	8
ST. ADOLPHE	-	-	12	-	-	-	-	-	12
ST. GEORGE	15	-	-	-	-	-	-	-	15
ST. MALO	-	-	-	-	-	-	-	47	47
ST. PIERRE-JOLYS	-	9	-	-	-	-	-	30	39
STE. AGATHE	12	-	-	-	-	-	-	-	12
STE. ANNE	-	4	-	-	-	-	-	55	59
SEYMOURVILLE	-	-	-	5	-	-	-	-	5
SOUTH JUNCTION	-	-	2	5	-	-	-	-	7
SPRAGUE	-	-	12	8	-	-	-	-	20
STEINBACH	-	20	-	-	-	-	11	136	167
TOLSTOI	-	-	-	1	-	-	-	-	1
VASSAR	-	-	8	7	-	-	-	-	15
VICTORIA BEACH	-	-	-	1	-	-	-	-	1
VITA	19	-	13	2	-	-	-	-	34
WHITEMOUTH	12	-	-	1	-	-	-	-	13
WOODRIDGE	-	-	10	3	-	-	-	-	13
TOTAL	208	70	105	94	-	28	11	401	917

HOUSING UNITS BY COMMUNITY
(as at March 31, 1986)

PLACE	PUBLIC HOUSING SECTION 43 EPH	PUBLIC HOUSING SECTION 43 FPH	RURAL & NORTHERN SECTION 40 EPH	RURAL & NORTHERN SECTION 40 FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	SECTION 15 & 56.1 FPH	E&IPH	TOTAL
SOUTH CENTRAL - AREA #4									
ALTONA	18	20	-	-	-	-	-	57	95
ARDEN	-	-	-	1	-	-	-	-	1
AUSTIN	10	-	-	-	-	-	-	-	10
BALDUR	-	-	-	1	-	-	-	9	10
CARMAN	47	15	-	-	-	-	-	54	116
CRYSTAL CITY	-	-	-	1	-	-	-	20	21
CYPRESS RIVER	-	-	-	-	-	-	-	12	12
ELIE	-	-	-	-	-	-	-	12	12
EMERSON	16	-	-	2	-	-	-	12	30
GLADSTONE	-	-	-	1	-	-	-	38	39
GRETNA	17	9	-	-	-	-	-	-	26
HOLLAND	-	-	-	-	-	-	-	15	15
LANGRUTH	-	-	4	-	-	-	-	-	4
LA RIVIERE	-	-	-	-	-	-	-	12	12
LETELLIER	-	-	4	-	-	-	-	-	4
LOWE FARM	-	-	-	-	-	-	-	18	18
MACGREGOR	12	-	-	1	-	-	-	13	26
MANITOU	-	17	-	-	-	-	-	17	34
MIAMI	-	-	-	-	-	-	-	18	18
MORDEN	24	25	-	-	-	-	8	58	115
MORRIS	14	16	12	1	-	-	-	23	66
NOTRE DAME DE LOURDES	12	-	12	2	-	-	-	-	26
OAKVILLE	-	-	10	-	-	-	-	-	10
PILOT MOUND	-	8	-	-	-	-	-	24	32
PLUM COULEE	18	-	12	-	-	-	-	-	30
PORTAGE LA PRAIRIE	135	121	-	-	-	-	88	167	511
RATHWELL	-	-	-	-	-	-	-	10	10
ROSENFELD	-	-	-	-	-	-	-	14	14
ST. CLAUDE	-	4	6	-	-	-	-	12	22
ST. JEAN BAPTISTE	-	-	-	-	-	-	-	12	12
ST. LEON	-	-	4	1	-	-	-	-	5
SOMERSET	-	7	-	-	-	-	-	30	37
STARBUCK	-	-	-	-	-	-	-	8	8
SWAN LAKE	-	-	-	1	-	-	-	12	13
TREHERNE	-	-	4	1	-	-	-	14	19
WINKLER	12	37	-	-	-	-	-	115	164
WELLWOOD	-	-	-	1	-	-	-	-	1
TOTAL	335	279	68	14	-	-	96	806	1598

HOUSING UNITS BY COMMUNITY
(as at March 31, 1986)

PLACE	PUBLIC HOUSING SECTION 43 EPH	FPH	RURAL & NORTHERN SECTION 40 EPH	FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	FPH	E&IPH	TOTAL
WESTMAN - AREA #5									
ANGUSVILLE	-	-	6	-	-	-	-	-	6
BELMONT	12	-	-	-	-	-	-	-	12
BINSCARTH	12	-	-	3	-	-	-	-	15
BIRTLE	-	6	-	-	-	-	-	30	36
BOISSEVAIN	23	9	2	-	-	-	-	-	34
BRANDON	354	289	-	-	1	-	86	171	901
BROOKDALE	-	-	2	-	-	-	-	-	2
CARBERRY	-	10	-	2	-	-	-	27	39
CARTWRIGHT	12	4	-	-	-	-	-	-	16
DELORAINE	18	7	-	-	-	-	-	-	25
DOUGLAS	-	-	-	1	-	-	-	-	1
EDEN	-	-	-	1	-	-	-	-	1
ELKHORN	12	-	-	5	-	-	-	-	17
ELPHINSTONE	-	-	4	-	-	-	-	-	4
ERICKSON	9	5	-	-	-	-	-	12	26
GLENBORO	14	5	-	-	-	-	-	12	31
GOODLANDS	-	-	4	1	-	-	-	-	5
HAMIOTA	-	6	-	-	-	-	-	45	51
HARTNEY	-	6	-	-	-	-	-	18	24
KENTON	-	-	8	-	-	-	-	-	8
KILLARNEY	15	12	-	-	-	-	-	35	62
McAULEY	-	-	4	-	-	-	-	-	4
MELITA	-	8	-	-	-	-	-	50	58
MINIOTA	-	-	-	3	-	-	-	12	15
MINNEDOSA	56	7	-	-	-	-	-	24	87
NEEPAWA	56	15	-	-	50	-	-	69	190
NEWDALE	-	-	-	-	-	-	-	14	14
OAK LAKE	12	-	8	-	-	-	-	-	20
OAKBURN	-	-	4	1	-	-	-	-	5
ONANOLE	-	-	8	2	-	-	-	-	10
RAPID CITY	10	-	-	-	-	-	-	-	10
RESTON	-	-	-	-	-	-	-	20	20
RIVERS	12	12	-	-	-	-	-	10	34
ROSSBURN	14	-	-	3	-	-	-	-	17
RUSSELL	40	19	-	-	-	-	-	12	71
ST. LAZARE	12	15	-	-	-	-	-	-	27
SANDY LAKE	-	-	12	1	-	-	-	-	13
SHOAL LAKE	-	-	-	-	-	-	-	18	18

HOUSING UNITS BY COMMUNITY
(as at March 31, 1986)

PLACE	PUBLIC HOUSING SECTION 43 EPH	FPH	RURAL & NORTHERN SECTION 40 EPH	FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	FPH	E&IPH	TOTAL
WESTMAN - AREA #5 (cont'd)									
SOURIS	16	7	12	-	-	-	-	11	46
STRATHCLAIR	-	-	-	-	-	-	-	12	12
VIRDEN	-	15	-	-	-	-	-	44	59
WAWANESA	-	-	-	-	-	-	-	12	12
WASKADA	-	-	6	-	-	-	-	-	6
TOTAL	**709**	**457**	**80**	**23**	**51**	**-**	**86**	**658**	**2064**

HOUSING UNITS BY COMMUNITY
(as at March 31, 1986)

PLACE	PUBLIC HOUSING SECTION 43 EPH	FPH	RURAL & NORTHERN SECTION 40 EPH	FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	FPH	E&IPH	TOTAL
PARKLAND - AREA #6									
ALONSA	-	-	8	1	-	-	-	-	9
AMARANTH-BACONRIDGE	-	-	-	6	-	-	-	-	6
BENITO	12	-	18	-	-	-	-	-	30
BIRCH RIVER	-	-	14	23	-	-	-	-	37
BOWSMAN	9	-	-	6	-	-	-	-	15
CAMPERVILLE	-	-	12	18	-	-	-	-	30
CRANE RIVER	-	-	12	11	-	-	-	-	23
DAUPHIN	193	53	-	-	-	-	-	29	275
DUCK BAY	-	-	4	11	-	-	-	-	15
EDDYSTONE	-	-	12	-	-	-	-	-	12
ETHELBERT	20	-	-	2	-	-	-	-	22
FORK RIVER	-	-	-	2	-	-	-	-	2
GILBERT PLAINS	18	6	-	-	-	-	-	12	36
GLENELLA	-	-	10	-	-	-	-	-	10
GRANDVIEW	18	11	-	-	-	-	-	16	45
INGLIS	-	-	10	-	-	-	-	-	10
KELWOOD	-	-	10	3	-	-	-	-	13
LAURIER	-	-	4	2	-	-	-	-	6
MALLARD	-	-	2	12	-	-	-	-	14
McCREARY	12	1	-	3	-	-	-	-	16
MINITONAS	18	12	-	-	-	-	-	12	42
OCHRE RIVER	12	-	-	4	-	-	-	-	16
PINE RIVER	-	-	10	8	-	-	-	-	18
RIDING MOUNTAIN	-	-	-	1	-	-	-	-	1
ROBLIN	21	30	-	7	-	-	-	47	105
RORKETON	-	-	8	-	-	-	-	-	8
SIFTON	-	-	8	-	-	-	-	-	8
STE. ROSE DU LAC	29	6	24	1	-	-	-	-	60
SWAN RIVER	80	45	-	-	-	-	19	-	144
WATERHEN	-	-	4	-	-	-	-	-	4
WINNIPEGOSIS	-	16	22	3	-	-	-	13	54
TOTAL	442	180	192	124	-	-	19	117	1074

HOUSING UNITS BY COMMUNITY
(as at March 31, 1986)

PLACE	PUBLIC HOUSING SECTION 43 EPH	PUBLIC HOUSING SECTION 43 FPH	RURAL & NORTHERN SECTION 40 EPH	RURAL & NORTHERN SECTION 40 FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	SECTION 15 & 56.1 FPH	E&IPH	TOTAL
NORMAN WEST - AREA #7									
Barrows	-	-	-	8	-	-	-	-	8
Cormorant	-	-	-	18	-	-	-	-	18
Cranberry Portage	-	8	4	-	-	-	-	-	12
Dawson Bay	-	-	-	1	-	-	-	-	1
Easterville	-	-	-	10	-	-	-	-	10
Flin Flon	36	54	-	-	45	-	16	20	171
Grand Rapids	-	-	6	28	-	-	-	-	34
Mafeking	-	-	6	10	-	-	-	-	16
Moose Lake	-	-	4	20	-	-	-	-	24
Pelican Rapids	-	-	-	11	-	-	-	-	11
Sherridon	-	-	-	10	-	-	-	-	10
The Pas	78	149	-	-	1	-	-	-	228
The Pas-Big Eddy	-	-	6	19	-	-	-	-	25
The Pas-Youngs Point	-	-	6	22	-	-	-	-	28
The Pas-Umperville	-	-	6	39	-	-	-	-	45
The Pas-Rhal's Island	-	-	-	1	-	-	-	-	1
Wanless	-	-	2	5	-	-	-	-	7
TOTAL	114	211	40	202	46	-	16	20	649

HOUSING UNITS BY COMMUNITY
(as at March 31, 1986)

PLACE	PUBLIC HOUSING SECTION 43 EPH	FPH	RURAL & NORTHERN SECTION 40 EPH	FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	FPH	E&IPH	TOTAL
NORMAN EAST - AREA #8									
Brochet	-	-	-	15	-	-	-	-	15
Churchill	-	329	10	-	-	-	-	-	339
Cross Lake	-	-	4	19	-	-	-	-	23
Gillam	-	7	-	-	-	-	-	-	7
God's Lake Narrows	-	-	-	5	-	-	-	-	5
Granville Lake	-	-	4	-	-	-	-	-	4
Ilford	-	-	-	19	-	-	-	-	19
Leaf Rapids	-	213	-	-	-	-	-	-	213
Nelson House	-	-	-	9	-	-	-	-	9
Norway House	-	-	4	20	-	-	-	-	24
Pikwitonei	-	-	-	9	-	-	-	-	9
South Indian Lake	-	-	-	1	-	-	-	-	1
Thicket Portage	-	-	-	19	-	-	-	-	19
Thompson	-	54	-	-	-	-	-	-	54
Wabowden	-	-	16	46	-	-	-	-	62
TOTAL	-	603	38	162	-	-	-	-	803
TOTAL RURAL	2156	2075	635	686	97	28	284	2179	8140
WINNIPEG-AREA #1	4814	3617	-	-	278	79	1117	3961	13866
GRAND TOTALS	6970	5692	635	686	375	107	1401	6140	22006

PROVINCIAL AUDITOR'S REPORT

M.H.R.C.

Manitoba

THE MANITOBA HOUSING AND RENEWAL CORPORATION

REPORT OF THE PROVINCIAL AUDITOR'S OFFICE

We have examined the balance sheet of The Manitoba Housing and Renewal Corporation as at March 31, 1986, and the statements of operations, The Manitoba Housing and Renewal Fund and changes in financial position for the year then ended. Our examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as we considered necessary in the circumstances.

In our opinion, these financial statements present fairly the financial position of the Corporation as at March 31, 1986, and the results of its operations and the changes in its financial position for the year then ended, in accordance with the accounting principles described in note 2 to the financial statements applied, after giving retroactive effect to the change in accounting policy for housing programs subsidies and for the net proceeds from propane sales as explained in note 3, on a basis consistent with that of the preceding year.

J. W. Singleton, C.A.,
Assistant Provincial Auditor.

January 30, 1987,
Winnipeg, Manitoba.

THE MANITOBA HOUSING AND RENEWAL CORPORATION

BALANCE SHEET

MARCH 31, 1986

(with comparative figures for 1985)

A S S E T S

	1986	1985
Current assets:		
Cash on deposit with the Minister of Finance and in bank	$ 8,440,030	$ 4,135,874
Accounts receivable and accruals (note 4)	11,430,250	13,264,432
	19,870,280	17,400,306
Loans and mortgages receivable (note 5)	91,928,999	78,402,473
Housing projects (note 6)	307,233,926	280,485,934
Housing investment (note 7)	11,283,342	10,530,140
Land inventory (note 8)	53,087,003	47,406,790
Renewal schemes (note 9)	224,370	311,842
Corporate fixed assets (note 10)	482,403	688,583
Deferred financing costs		83,602
	$484,110,323	$435,309,670

LIABILITIES AND FUND BALANCE

Current liabilities:		
Accounts payable, holdbacks and accruals (note 3)	$20,217,326	$21,562,742
Long-term land lease and rental subsidies received in advance (note 11)	221,026	224,673
Long-term debt (note 12)	453,719,016	405,047,545
	474,157,368	426,834,960
Fund balance:		
The Manitoba Housing and Renewal Fund	9,952,955	8,474,710
	$484,110,323	$435,309,670

Approved on behalf of the Board:

Director Director

(see accompanying notes)

MANITOBA HOUSING AND RENEWAL CORPORATION
STATEMENT OF OPERATIONS
YEAR ENDED MARCH 31, 1986
(With comparative figures for 1985)

	1986	1985
Revenue:		
Grants from the Government of the Province of Manitoba (note 14)	$23,964,072	$22,014,223
Interest from sinking fund and funds held by the Minister of Finance (note 13)	1,295,377	1,168,799
Churchill Propane Distribution System, net proceeds (note 3)	252,466	317,829
Other	27,466	15,328
	25,539,381	23,516,179
Expenditure: (note 1)		
Interest on demand notes	15,722,488	10,755,317
Less - Interest applied to construction of housing projects, land inventory and housing program subsidies	(5,978,430)	(4,234,585)
- Interest earned on mortgages under the Homes in Manitoba Program	(9,126,483)	(6,120,855)
Interest on demand notes not applied or recovered	617,575	399,877
Urban and rural housing programs, per schedule (note 3)	15,589,147	16,105,739
Rural and Northern Housing Program, per schedule (note 3)	2,628,450	2,249,329
Rent Supplement Program:		
Rent supplement and administration expenditures	3,174,763	2,960,048
Less - recovery from Canada Mortgage and Housing Corporation	1,488,966	1,385,849
Net program subsidies	1,685,797	1,574,199
Critical Home Repair Program (note 15)	831,539	711,178
Homes in Manitoba Program subsidies	148,463	187,218
Non-profit Housing Corporations:		
Interest	199,260	82,882
Loan forgiveness (note 2c)	48,120	
Depreciation of corporate fixed assets (note 10)	93,200	184,448
Provision for loss on land (note 8)	1,139,823	703,200
Net loss on housing projects and land sales	991,547	288,397
Amortization of renewal schemes	88,215	95,351
	24,061,136	22,581,818
Excess of revenue over expenditure, transferred to The Manitoba Housing and Renewal Fund	$ 1,478,245	$ 934,361

THE MANITOBA HOUSING AND RENEWAL CORPORATION
STATEMENT OF THE MANITOBA HOUSING AND RENEWAL FUND
YEAR ENDED MARCH 31, 1986
(With comparative figures for 1985)

	1986	1985
Sinking Fund Account:		
Balance at beginning of year	$ 9,664,899	$8,185,248
Add - transfer from General Fund Account	1,862,134	1,479,651
Balance at end of year	11,527,033	9,664,899
General Fund Account:		
Balance at beginning of year	2,141,851	38,830
Less - adjustment to reflect change in accounting policies (note 3)	3,332,040	2,927,962
Balance as restated	(1,190,189)	(2,889,132)
Add - excess of revenue over expenditure	1,478,245	934,361
- balance of Renewal Scheme Development Fund Account		2,244,233
	288,056	289,462
Less - net transfer to Sinking Fund Account	1,862,134	1,479,651
Balance at end of year	(1,574,078)	(1,190,189)
The Manitoba Housing and Renewal Fund	$ 9,952,955	$8,474,710

(see accompanying notes)

THE MANITOBA HOUSING AND RENEWAL CORPORATION
STATEMENT OF CHANGES IN FINANCIAL POSITION
YEAR ENDED MARCH 31, 1986
(With comparative figures for 1985)

	1986	1985
Sources of working capital:		
Excess of revenue over expenditure	$ 1,478,245	$ 934,361
Add (deduct) items not affecting working capital:		
Provision for loss on land	1,139,823	703,200
Loan forgiveness - Critical Home Repair Program	600,551	484,949
Depreciation of housing projects	1,119,877	1,092,038
Depreciation of housing investments	151,476	339,893
Depreciation of corporate fixed assets	206,180	286,794
Amortization of renewal schemes	88,215	95,351
Amortization of Rural and Northern Housing Program mortgages	285,839	267,204
Amortization of deferred financing costs	83,602	31,990
Amortization of long-term land lease and rental subsidies received in advance	(3,647)	(3,490)
Funds provided from operations	5,150,161	4,232,290
Advances from the Government of the Province of Manitoba	63,690,632	48,183,478
Advances from Canada Mortgage and Housing Corporation	5,756,582	2,726,185
Proceeds from land sales	3,445,723	1,672,737
Principal recoveries from loans and mortgages	9,675,282	4,223,882
Renewal scheme recoveries, net	(743)	1,413
	87,717,637	61,039,985
Applications of working capital:		
Expenditures on housing projects	33,624,451	11,360,868
Expenditures on land inventory	10,265,759	6,221,450
Additional housing investment	904,678	1,674,017
New loans and mortgages	24,088,198	33,987,016
Long-term debt principal repayments:		
Government of the Province of Manitoba	10,834,741	4,855,225
Canada Mortgage and Housing Corporation	2,289,650	2,740,496
Mortgages	32,636	30,169
Acquisition of corporate fixed assets		7,437
Contribution to sinking fund	1,862,134	1,479,651
	83,902,247	62,356,329
Increase (decrease) in working capital	3,815,390	(1,316,344)
Working capital (deficiency), beginning of year	(4,162,436)	(2,846,092)
Working capital (deficiency), end of year	$ (347,046)	$(4,162,436)

THE MANITOBA HOUSING AND RENEWAL CORPORATION
SCHEDULE OF HOUSING PROGRAM SUBSIDIES (note 3)
YEAR ENDED MARCH 31, 1986
(with comparative figures for 1985)

	1986	1985
Urban and rural housing programs:		
Rental revenue	$35,869,456	$32,198,658
Expenditure:		
Property operating expenses	23,358,976	23,273,479
Grants in lieu of Municipal taxes	11,040,458	10,726,769
Administration	3,727,196	4,251,253
Depreciation and interest	26,265,905	24,036,784
	64,392,535	62,288,285
Operating Loss	28,523,079	30,089,627
Less - Canada Mortgage and Housing Corporation share of operating loss	12,933,932	13,983,888
Net program subsidies	$15,589,147	$16,105,739
Rural and Northern Housing Program:		
MHRC administered units:		
Rental revenue	$ 1,843,592	$ 1,644,095
Expenditure:		
Property operating expenses	1,123,764	929,188
Grants in lieu of Municipal taxes	357,472	309,543
Administration	463,983	202,262
Depreciation and interest	4,628,050	4,262,919
	6,573,269	5,703,912
Operating Loss	4,729,677	4,059,817
Less - Canada Mortgage and Housing Corporation share of operating loss	3,547,259	3,044,861
	1,182,418	1,014,956
CMHC administered units:		
MHRC share of operating loss	1,446,032	1,234,373
Net program subsidies	$ 2,628,450	$ 2,249,329

THE MANITOBA HOUSING AND RENEWAL CORPORATION

NOTES TO FINANCIAL STATEMENTS

MARCH 31, 1986

1. Nature of the Corporation

The Manitoba Housing and Renewal Corporation (MHRC) was established as a Crown corporation by The Housing and Renewal Corporation Act on June 21, 1967. The objective of the Corporation is to improve standards of living accommodation in the Province of Manitoba and to assist residents to obtain living accommodation of reasonable standards.

Administrative services are provided by the Department of Housing, Province of Manitoba. Costs of this administrative service are not reflected in these financial statements except for administrative charges which are cost shared with CMHC and which are allowed by the Rural and Northern Housing Program, Urban and Rural Housing Program and Rent Supplement Program.

The Corporation is economically dependent on the Government of the Province of Manitoba.

2. Significant accounting policies

a) The Corporation's financial statements are prepared using the accrual basis of accounting except for the discounts on sinking fund investments. Discounts obtained at the time of acquisition are taken into

income on maturity of the related investments which are recorded at cost.

b) Loan forgiveness under the Critical Home Repair Program is approved in accordance with the terms of the loan agreement and charged to operations in the year that the forgiveness is allowed.

c) The Corporation participates in a CMHC administered program for non-profit housing corporations. Payments are issued as forgiveable loans which are reflected as loans and mortgages receivable. During the year forgiveable loans in the amount of $562,413 (1985 - $1,684,136) were issued. The forgiveness conditions require that the project operate under CMHC guidelines throughout the term of the related operating agreement. Loan forgiveness is earned by the non-profit corporations in equal annual amounts over the period of the related operating agreements and is recognized as an operating expenditure on the annual anniversary date of each operating agreement. During the year forgiveness in the amount of $48,120 was earned by the recipient corporations.

d) Depreciation and amortization are described in subsequent notes as follows:

Housing projects	- note 6
Housing investments	- note 7
Renewal schemes	- note 9
Corporate fixed assets	- note 10

3. Changes in accounting policies

Effective April 1, 1985, the Corporation initiated changes in accounting policies for housing program subsidies and for propane fuel sales.

Previously, housing program subsidies were charged to operations on a calendar year basis with cash transactions between January 1 and March 31 each fiscal year being deferred to subsequent periods. These transactions as well as accruals for the January to March period are now included in housing program subsidies on a fiscal year basis.

Also, in prior years propane fuel sales and the related cost of propane fuel sales transacted by the Churchill Housing Authority on behalf of MHRC were excluded from these financial statements. These transactions are now included in these financial statements on the basis of net proceeds realized.

The effect of the above changes in accounting policies, which have been retroactively applied, is to increase accounts receivable and accruals by $4,152,459 (1985 - $4,320,651), to increase accounts payable, holdbacks and accruals by $7,725,472 (1985 - $7,652,692), to decrease the excess of revenue over expenditure transferred to The Manitoba Housing and Renewal Fund by $240,972 (1985 - $404,080) and to decrease the opening balance in The Manitoba Housing and Renewal Fund - General Fund Account by $3,332,041 (1985 - $2,927,961).

4. Accounts receivable and accruals

	1986	1985
Canada Mortgage & Housing Corporation	$ 7,736,520	$ 6,671,590
Government of the Province of Manitoba and its agencies	626,624	4,679,950
Other - net of allowance (1986 - $202,603, 1985 - $154,408)	3,067,106	1,912,892
Accounts receivable and accruals	$11,430,250	$13,264,432

5. Loans and mortgages receivable

	1986	1985
Rural and Northern Housing Program	$ 7,216,889	$ 7,788,799
Less - financing provided by CMHC	5,384,127	5,803,951
	1,832,762	1,984,848
Critical Home Repair Program: - recoverable loans	1,214,609	1,229,818
- forgiveable loans (note 2b)	1,364,261	1,360,898
The Pas Mobile Home Subdivision	214,276	289,360
Homes in Manitoba Program	69,799,964	69,038,931
Lease/purchase land agreements	2,411,902	2,730,118
Non-profit housing corporations forgiveable loans (note 2c)	2,198,429	1,684,136
Manitoba RentalStart Program	12,106,663	66,217
Cooperative HomeStart Program	352,466	
Community Residences Program	420,263	
Other	13,404	18,147
Loans and mortgages receivable	$91,928,999	$78,402,473

5. Loans and mortgages receivable (cont'd)

Mortgages under the Homes in Manitoba Program are administered by both outside lending institutions and by MHRC. Those administered by outside lending institutions, amounting to $61,109,786, are insured by CMHC or the Mortgage Insurance Company of Canada. Those administered by MHRC, amounting to $8,690,178, are assessed a fee which is set aside in a fund to provide for any related expenses in the event of default by a mortgagor. This fund is included with accounts payable and is summarized as follows:

	1986	1985
Balance at beginning of year	$ 92,887	$ 68,423
Add - insurance fees assessed	51,427	24,464
Balance at end of year	$144,314	$ 92,887

6. Housing projects

	1986	1985
Rural and Northern Housing Program:		
Completed - for rent	$ 22,098,431	$ 14,759,792
- for sale	6,361,562	5,998,545
Under construction	1,245,999	3,106,467
Upgrading program - deferred capital costs	470,130	702,579
	30,176,122	24,567,383
Less - financing provided by CMHC	22,573,544	17,676,064
	7,602,578	6,891,319
Other urban and rural housing programs:		
Completed	284,053,972	267,242,138
Under construction	15,577,376	6,352,477
	299,631,348	273,594,615
Housing projects	$307,233,926	$280,485,934

Completed housing projects are valued at capitalized cost less depreciation, except for the North Logan project which is valued at the appraised market value of $162,000 as determined between April, 1984 and August, 1984 by the Land Acquisition Branch of the Department of Government Services, Province of Manitoba. This valuation represents the lower of cost or appraised market value.

6. Housing projects (cont'd)

Projects under construction are valued at capitalized cost which includes direct construction costs, land acquisition, interest, grants in lieu of taxes and an administrative fee charged by the Department of Housing, Province of Manitoba.

The upgrading program relates to rehabilitation costs incurred on rental units and these costs are being depreciated on a straight-line basis over the remaining term of the original mortgage.

Under the Rural and Northern Housing Program depreciation is based on the imputed principal repayment equivalent to that of 100% debt financing with CMHC rates. Depreciation under other urban and rural housing programs is based on the actual principal repayment of the related debt.

Depreciation on housing projects is included as an expenditure in housing program subsidies.

7. Housing investment

Housing investment represents joint venture projects under the Rural and Northern Housing Program which are being administered by CMHC. The investment balance represents MHRC's share and is valued at cost less depreciation which is equal to the annual principal repayment of the related debt as determined by CMHC. Depreciation is included as an expenditure in the Rural and Northern Housing Program.

8. Land inventory

	1986		1985	
	COST	ACCUMULATED LOSS PROV.	COST	ACCUMULATED LOSS PROV.
Under development	$14,464,479	$8,068,679	$ 9,111,219	$6,964,856
Future development	45,474,355	633,700	44,958,958	1,574,100
Leased land	1,850,548		1,875,569	
	61,789,382	$8,702,379	55,945,746	$8,538,956
Accumulated loss provision	8,702,379		8,538,956	
Land inventory, net	$53,087,003		$47,406,790	

The current year's provision for loss on land is as follows:

	1986	1985
Under development	$1,103,823	$508,000
Future development	36,000	195,200
Provision for loss on land	1,139,823	703,200
Less - losses realized	976,400	
Net change to accumulated loss provision	$ 163,423	$703,200

8. Land inventory (cont'd)

Land inventory is valued at capitalized cost less provision for losses on land under development and on expropriated property which is included with land held for future development. Capitalized cost includes aquisition costs, interest, planning and development costs, grants in lieu of taxes where applicable, less revenue derived from use of undeveloped land.

9. Renewal schemes

Renewal schemes are valued at cost less amortization. Amortization is based on the actual principal repayment of the related debt.

10. Corporate fixed assets

	1986			1985
	COST	ACCUMULATED DEPRECIATION	NET	NET
Land	$ 71,900	$	$ 71,900	$ 71,900
Buildings	352,905	76,760	276,145	283,496
Leasehold improvements	375,621	375,621		54,149
Office furnishings	500,251	367,387	132,864	166,081
Construction equipment	20,607	19,113	1,494	1,867
Propane distribution system	738,026	738,026		111,090
Corporate fixed assets	$2,059,310	$1,576,907	$482,403	$688,583

Corporate fixed assets are valued at cost less depreciation provided on the following bases:

Buildings - straight-line based on a 50 year useful life or if funded by specific long-term debt based on the annual principal repayment of the related debt, amortized over 50 years.

10. Corporate fixed assets (cont'd)

Leasehold improvements - straight-line based on the remaining term of the lease.

Office furnishings and construction equipment - 20% of the undepreciated balance.

Propane distribution system - based on the annual principal repayment of debt financing, amortized over 10 years. This asset has now been fully depreciated as at March 31, 1986.

Depreciation in the amount of $93,200 is reflected as a seperate corporate expenditure and depreciation in the amount of $112,980 is included as an expenditure in the urban and rural housing programs.

11. Long-term land lease and rental subsidies received in advance

	1986	1985
Long-term land lease prepaid, expiring in 2039	$ 82,436	$ 83,974
Long-term rental subsidies received in advance from sponsors	138,590	140,699
Long-term land lease and rental subsidies	$221,026	$224,673

12. Long-term debt

	1986	1985
Government of the Province of Manitoba:		
Demand notes payable (convertible to long-term advances), at prime interest rates or fixed rates from 10% to 14.75%	$147,598,188	$111,644,678
Long-term advances, at rates from 8.28% to 14.50% maturing at various dates to 2029 and requiring annual payments of $8,928,527 towards principal and interest	80,910,587	64,008,204
Canada Mortgage and Housing Corporation:		
Long-term advances - housing and land, at rates from 7% to 11% maturing at various dates to 2030 and requiring annual payments of $21,258,457 towards principal and interest	231,486,959	233,688,395
- renewal schemes, at rates from 6 3/8% to 8 1/4% maturing at various dates to 1989 and requiring annual payments of $113,541 towards principal and interest	223,627	311,843
	460,219,361	409,653,120
Less: Sinking fund on deposit with the Government of the Province of Manitoba (note 13)	11,527,033	9,664,899
	448,692,328	399,988,221
Mortgages payable (assumed on property acquisitions), at rates from 5 1/8% to 14 1/4% maturing at various dates to 2028 and requiring annual payments of $484,574 towards principal and interest	5,026,688	5,059,324
Long-term debt	$453,719,016	$405,047,545

13. Sinking fund

	1986		1985	
	PAR VALUE	COST	PAR VALUE	COST
Bonds: (note 2a)				
Manitoba Hydro - Electric Board	$ 5,972,000	$ 4,460,645	$5,607,000	$4,133,638
Manitoba Telephone System	1,605,000	1,140,547	1,583,000	1,121,978
Government of the Province of Manitoba	2,496,000	2,455,569	2,486,000	2,445,820
	$10,073,000	8,056,761	$9,676,000	7,701,436
Cash, interest bearing		3,470,272		1,963,463
Sinking fund		$11,527,033		$9,664,899

MHRC is required to maintain a sinking fund on deposit with the Minister of Finance for the purpose of retiring at maturity, long-term debt which does not require annual principal repayments. The required minimum annual payment to the sinking fund must equal 4% of the sinking fund balance as at the end of the preceding fiscal year plus 1% of the advances and borrowings of MHRC other than those secured by a first mortgage on land or by an agreement or debenture that provides for the retirement of the debt by annual repayments of principal and interest. Income earned on sinking fund investments (1986 - $996,349, 1985 - $876,451,) is paid to MHRC and a portion of the income earned (1986 - $777,491, 1985 - $623,800) is set aside in the sinking fund in addition to the minimum statutory requirement.

14. Grants from the Government of the Province of Manitoba

	1986	1985
Department of Housing:		
- MHRC operating programs	$23,010,072	$21,314,223
- Sinking fund, portion of statutory requirement	954,000	700,000
Grant Revenue	$23,964,072	$22,014,223

15. Critical Home Repair Program

	1986	1985
Loan forgiveness (note 2b)	$ 600,551	$ 484,949
Interest allocated	315,201	297,692
Interest earned	(103,037)	(89,741)
Other	18,824	18,278
	$ 831,539	$ 711,178

16. Commitments

a) The Corporation is committed to expend $99,244,796 for completion of housing under construction and for approved mortgage applications.

b) The Corporation is committed under the Critical Home Repair Program for undisbursed balances on approved loans for $90,000.

17. Guarantees

The Corporation has guaranteed the repayment of mortgages and has issued Letters of Credit guaranteeing the terms and conditions of land development agreements and construction contracts. The outstanding guarantees are as follows:

Mobile Home Loan Guarantee Program	$5,888,803
Rural Mortgage Lending Program	224,231
Other mortgage guarantees	132,500
Letters Of Credit	489,853
Total Guarantees	$6,735,387

A guarantee fee of 2% charged for each mortgage is paid into the Mortgage Insurance Fund. This fund is included with accounts payable and is summarized as follows:

	1986	1985
Balance at beginning of year	$112,572	$ 81,135
Add - net proceeds from claim settlements	50,439	
- insurance fees assessed		49,320
- profit from property sales		4,670
- interest on cash	5,473	4,101
- investment earnings		3,587
	168,484	142,813
Less - mortgage settlements paid	85,966	30,241
Balance at end of year	$ 82,518	$112,572

18. Comparative figures

Certain comparative figures on the financial statements have been restated to conform with the presentation of the current year.

MANITOBA HOUSING

THE DEPARTMENT

COOPERATIVE HOMESTART PROGRAM

Technical Resource Group Assistance (Program III): Grants of up to a maximum of $17,5000 are available to eligible housing co-ops to provide financial assistance for the initial promotion, planning and development work which is required by a group organizing a housing cooperative. Start-up grants totalling $42,975 have been approved during 1985-86.

CRITICAL HOME REPAIR PROGRAM - PENSIONER

This component of the Critical Home Repair Program provides eligible pensioner homeowners, whose houses are five years old or older, grants to assist with critical repairs to their homes.

In this fiscal year a total of 1,135 applications were approved. Commitments to pensioner homeowners under the program this fiscal year were $1,197,563. Disbursements under the program were $1,279,846.

Note: The low-income component of this program is financed by MHRC and is shown in that portion of this annual report.

RESIDENTIAL REHABILITATION ASSISTANCE PROGRAM

The Residential Rehabilitation Assistance Program, administered in designated areas by Manitoba Housing, is a federal program designed to prolong the life of existing dwellings. Under this program, qualifying homeowners may receive a loan of up to $10,000 ($5,000 of which may be forgivable, depending on income) to repair their homes. Revenue to Manitoba Housing was $284,270.

During this fiscal year 422 applications were approved. This resulted in $2,664,257 in funding from the Canada Mortgage and Housing Corporation.

CUT HOME ENERGY COSTS PROGRAM

Inspection services were provided by program staff on behalf of other provincial government agencies.

139 homes were inspected on behalf of the Cut Home Energy Costs program, which is administered by the Department of Energy & Mines in cooperation with Manitoba Hydro and Winnipeg Hydro. This resulted in a revenue of $13,800 to Manitoba Housing.

On behalf of the Consumers' Bureau, 81 homes were inspected following complaints received by the Bureau from homeowners against contractors.

CORE AREA INITIATIVE HOME REPAIR PROGRAM

The objective of this program is to assist in the upgrading of existing housing stock in the core area of Winnipeg.

Every homeowner in the core area who receives a federal Residential Rehabilitation Assistance Program (RRAP) loan is also eligible to receive interest write-down benefits.

Homeowners may receive the interest write-down equivalent to an effective rate of between 0% and 8% depending on income.

Landlords in the core area of Winnipeg may also be eligible to receive assistance under the program and may receive an interest write-down to an effective 9-1/2% rate.

As at March 31, 1986:

No. of Homeowner applications received	2,022
No. of Landlord applications received	156
Total	2,178
No. of applications approved:	1,419
No. of applications in process:	319
No. of applications suspended:	32
No. of applications ineligible:	408
Total	2,178
Average monthly benefit	$34.72
Expenditures this fiscal year	$479,850.
Expenditures since program inception - Sept. 82	$901,118.

CORE AREA INITIATIVE GRANT TO HOMEOWNERS

This program is designed to provide incentives to home buyers purchasing homes within the core area of Winnipeg. Conditional grants of $5,000 are available for new homes. There are no income limitations but the home must be the applicant's primary residence. Funding is provided under the Core Area Initiatives Agreement.

The grant is in the form of a forgivable loan earned at the rate of 20% per year. Any outstanding amount becomes payable if the residence is sold or ceases to be the applicant's principal residence.

This program can be combined with other government programs for the Core Area, including the provincial government Homes in Manitoba Infill Program.

Over the program's five year life span of October 1, 1982 through to March 31, 1986, the budget of $2,500,000 can provide for an estimated take up of 550 units.

CORE AREA INITIATIVE GRANT TO HOMEOWNERS (cont'd)

The fiscal year brought forth the following data:

As at March 31, 1986:

NEW HOMES:	
No. of applications carried over from previous year	67
No. of applications received	138
Total number approved	80
EXISTING HOMES:	
No. of applications carried over from previous year	3
No. of applications received	2
Total number approved	3
Expenditures this fiscal year	$411,500.
Total Expenditures since Program Inception	$1,513,500.

SHELTER ALLOWANCES FOR ELDERLY RENTERS (SAFER)

The SAFER Program (Shelter Allowances for Elderly Renters) provides direct monthly cash assistance to pensioners aged 55 and over who rent their living accommodation in the private rental marketplace and whose rent exceeds 25% of household income. Persons residing in elderly persons' public housing, rent supplement housing or personal care homes are not eligible for benefits under this program.

The maximum benefit under the program is $140 per month, based on maximum eligible income qualifications of $14,100 for single renters and $15,000 for couples. Maximum rents on which claims can be made are $325 per month for a single renter and $350 per month for a couple.

The period of April 1, 1985 to March 31, 1986, provided the following assistance:

No. of pensioner households who received benefits during this fiscal year	4,090
No. of clients receiving benefits (as at March 1986)	3,370
Average monthly benefits:	
Singles	$77.76
Couples	$50.72
Shared accommodation	$45.82
Clientele between 55 and 64 years of age	304
Clientele aged 65 and over	3066
Total expenditure this fiscal year	$3,192,834.

Since the inception of the program from January 1980 to March 31, 1986, the data is as follows:

No. of applications received	11,755
No. of applications approved	7,526
Total expenditure since program inception	$16,935,437.

SHELTER ALLOWANCES FOR FAMILY RENTERS (SAFFR)

The SAFFR Program (Shelter Allowances for Family Renters) provides monthly cash benefits to assist eligible families who rent their accommodations in the private rental marketplace.

This program provides payments to cover up to 90% of eligible rent costs over 25% of income for lower income families. As incomes increase and rents decrease in proportion to income, the assistance is reduced.

Families who receive rental assistance through social allowance payments or who reside in government subsidized housing are not eligible for this program.

To qualify, there must be dependent children under 18 years of age living in the household.

The maximum claimable rents are $350 for a two person family, $375 for a three person family, and $400 for a four person or larger family.

The maximum benefit available to families is $150 per month, with the actual amount calculated on the basis of rental costs and income.

The fiscal period of April 1, 1985 to March 31, 1986 brought forth the following data:

No. of families who received benefits during this fiscal year	2,292
Average monthly benefits:	
Single parent families	$102.66
Two parent families	$101.67
Total expenditures for this fiscal year	$1,556,730.

Since the inception of this program commencing January 1981 to March 31, 1986, the data is as follows:

No. of applications received	11,215
No. of applications approved	6,139
Total expenditures since program inception	$6,789,874.

PENSIONER TENANTS SCHOOL TAX ASSISTANCE

The Pensioner Tenants School Tax Assistance Program provides annual assistance of up to $175 to qualifying pensioner tenants to offset the school tax portion of rental costs. It is payable once a year. This program is administered by Manitoba Housing on behalf of the Department of Finance.

An application submitted during 1986 relates to rents paid during the 1985 calendar year. The payment covers 10% of total rent for the 1985 year in excess of $1,625 to a maximum of $175.

PENSIONER TENANTS SCHOOL TAX ASSISTANCE (cont'd)

Tenants between the age of 55 to 64, who derive their income primarily from pension sources, or pensioners aged 65 years or older who rented their principal residence in the private rental market during the previous calendar year are generally eligible.

Pensioners who were eligible during the previous years, but who did not receive their rebate, can apply for benefits retroactively, for up to four years.

Tenants living in elderly persons housing or non-profit housing for the elderly, which is exempt from taxation for school purposes, do not qualify for benefits under this program because rents in these housing units do not include school tax costs.

April, 1985 - March 31, 1986:

Number of rebate cheques issued (includes multiple rebates for retroactive benefits, and applications received in previous fiscal year and paid in current year)	7,828

Average benefits paid:

Singles	$168.32
Couples	$173.13
Household Sharers	$174.18
Sharers	$136.04

Expenditures for 1985/86:

1981 rebates	$ 35,987.02
1982 rebates	54,074.22
1983 rebates	83,036.86
1984 rebates	347,019.98
1985 rebates	987,197.48
Total	$1,524,927.00

Since the inception of the Program, commencing January, 1981 to March 31, 1986:

No. of rebate cheques issued	39,922
Total expenditure since program inception	$7,138,683.

LANDLORD AND TENANT AFFAIRS BRANCH

The Landlord and Tenant Affairs Branch was formed in 1985-86 with the merger of the Office of the Rentalsman and the Rent Regulation Bureau. This merger arose out of a desire to provide "one-stop shopping" for both landlords and tenants, and maximum service and convenience to the public.

LANDLORD AND TENANT AFFAIRS BRANCH (cont'd)

A review committee consisting of representatives of both landlord and tenant interests was established in October 1985 to review The Landlord and Tenant Act as well as The Residential Rent Regulation Act. It is expected this committee will submit its recommendations to the Minister in the coming fiscal year.

OFFICE OF THE RENTALSMAN

The Office of the Rentalsman is charged with the administration of The Landlord and Tenant Act and as such is concerned with all residential tenancies in Manitoba. Its responsibilities are twofold:

1) providing an information and education program for landlords and tenants;

2) mediating and/or arbitrating disputes (except rent regulation matters) between landlord and tenant.

1985/86 saw a continuing need for the services provided by this office. The distribution of new cases was as follows:

Security Deposit Disputes	1,808
Request for Repairs by Tenants	862
Improper Notice by Landlord or Tenant	854
Non-Payment of Utilities by Landlord	823
Others	1,239
Total	5,586

Of this total, 4,264 originated in the Winnipeg region, 525 in the Brandon region and 797 in other towns and cities.

A total of 5,011 cases were closed in this year.

The office continues to meet its information/education program through public speaking engagements, printed matter and telephone enquiries.

RENT REGULATION BUREAU

The Rent Regulation Bureau is responsible for the regulation of rent increases in the Province of Manitoba pursuant to The Residential Rent Regulation Act.

The Act and its Regulations outline the procedure by which a landlord of residential properties may apply for a rent increase higher than the guideline, and provides the means by which tenants may object to any rent increase.

RENT REGULATION BUREAU (cont'd)

The main responsibilities and functions of the Rent Regulation Bureau are as follows:

- receiving and reviewing landlords' applications for rent increases above the guideline;
- receiving and reviewing tenants' objections to any rent increase;
- recommending allowable rent increases based on landlords' applications and tenants' objections;
- investigating non-compliance with the legislation;
- proceeding with cases of non-compliance before rent appeal panels;
- disseminating information about the program to the public; and
- monitoring and compiling information respecting rent increases, rent levels and any other matters relating to residential rental properties.

The guideline rent increase for 1986 was set at 3%. The number of applications for increases above this guideline showed an increase from 9,038 units in 1983/84 to 12,759 units in 1984/85. A total of 188 objections to rent increases at or below the guideline were received from tenants, down from 216 in the previous year. The number of cases dealing with non-compliance with the Act showed a 50% decline, from 1,378 cases to 694 cases, with 35 of these being referred to the Appeal Panel.

RENT APPEALS BRANCH

The appeal procedure for landlords and tenants was established by the Residential Rent Regulation Act, which came into force August 1, 1982. The Rent Appeals Branch was formed as an independent branch in November of 1982. Appeal panel members are appointed by Order-in-Council. Panelists are appointed to hear individual appeals by the Coordinator of Appeals.

The Rent Appeals Branch provides various services to the public. The primary services are:

1) To hear appeals from landlords and tenants of recommendations issued by the Rent Regulation Bureau.

2) To refer to a panel properly documented applications for exemption, based on major rehabilitation. (The Act provides exemptions from rent controls over a period of time not exceeding five years where a panel finds such exemption is warranted.)

RENT APPEALS BRANCH (cont'd)

3) To receive applications from the Rent Regulation Bureau for Compliance hearings. Section 29 (2) of The Residential Rent Regulation Act provides that where the Director of the Rent Regulation Bureau has reasonable and probable grounds to believe that a landlord has collected or attempted to collect a rent in excess of the increase in rent permitted, he may apply for an order to the Coordinator of Appeals for a roll-back of the rent. Such orders are issued by a panel convened by the Coordinator of Appeals.

Applications for rehabilitation were up sharply as were applications from the Rent Regulation Bureau to the Appeals Branch for compliance orders. The percentage of appeals arising from recommendations of the Rent Regulation Bureau is also up over the corresponding period last year. The Branch continued to supply information letters to the public, informing them of the procedures of the appeal hearings and section of the Act relevant to the hearings.

RENT APPEALS BRANCH

ACTIVITY SUMMARY

APPEALS	1984/85	1985/86
Landlord initiated	1,368	1,203
Tenant initiated	686	717
Carried forward	623	508
TOTAL	2,704	2,401
HEARINGS		
Number of hearings	220	299
Number of units involved	3,216	3,765
Compliance	3	14
Compliance - Units involved	3	90
DECISIONS *		
Recommendation upheld	695	1,386
Recommendation varied	1,501	673
APPLICATIONS FOR REHABILITATION		
Approved	102	56
Rejected	60	370
TOTAL	162	426

* 1984/85 figures were reported in percentage terms. Figures have been adjusted in numeric terms.

APPLICATIONS FOR EXEMPTION		
Approved	127	119
Rejected	4	-
Pending	-	-
TOTAL	136	114

COMMUNICATIONS

The Communications Branch is responsible for informing the public of Manitoba Housing programs and policies. It accomplishes this by planning and carrying out various communication strategies, including news releases, advertising, signage, exhibits, and media contacts.

News conferences were conducted on a variety of topics in 1985-86, such as departmental financing of a new Salvation Army hostel, the 1986 rent guideline, and the signing of a new global agreement with Ottawa.

Contact was maintained throughout the year with print and electronic news reporters from both local and national outlets and the branch fielded approximately 40 media enquiries concerning various Manitoba Housing projects and programs.

Numerous speeches were written for public appearances made by the Minister and senior managers. As well, the communications branch planned official openings for approximately 20 Manitoba Housing projects, including the opening of the Woodlands subdivision in Selkirk. This event attracted approximately 300 people to the ceremonies and display homes.

Communications oversaw the production of the advertising and marketing material for the Aspen Park condominium development in Gimli, and again conducted a province-wide campaign to inform landlords and tenants of the annual rent increase guideline. A totally new campaign was conceived, utilizing newspaper, radio, television, direct mail and transit ads to convey the message.

PERSONNEL ADMINISTRATION

On March 31, 1986, Manitoba Housing employed 250 people. Salary costs in 1985/86 were $6.8 million.

In 1985/86, Housing provided work experience for two high school students from the work education program at Tec Voc High School.

In the summer of 1985 Housing employed thirteen students through the Student Temporary Employment Program (S.T.E.P.) in a variety of career related projects. Employment for another seven students was also provided through the department's budgeted funds.

Three employees retired from Manitoba Housing 1985/86.

A Joint Affirmative Action Committee comprised of a Coordinator and three union members and three management members continued to work on the Department Affirmative Action Strategy.

THE DEPARTMENT OF HOUSING

SUMMARY STATEMENT OF REVENUE AND EXPENDITURE

FOR THE YEAR ENDED MARCH 31, 1986

(with comparative figures for March 31, 1985)

($000's)

	1986	1985
REVENUE:		
Operating Programs:		
Manitoba Hydro	$ 13.8	$ 22.8
Property Administration	1,901.6	1,615.5
Residential Rehabilitation Assistance Program	284.3	247.1
Rural and Northern Housing Program	97.2	111.0
Sundry	12.8	18.4
Total Revenue	**$ 2,309.7**	**$ 2,014.8**
EXPENDITURE:		
Operating Programs:		
General Administration	$ 3,050.4	$ 3,500.5
Property Management and Landlord and Tenant Affairs	2,770.1	2,900.6
Program Delivery	10,121.8	10,982.5
Transfer Payments to the Manitoba Housing and Renewal Corporation	23,010.1	24,622.6
Total	**$38,952.4**	**$42,006.2**
Expenditures Related to Capital Assets:		
Capital Grants	$ 1,279.8	$ 2,000.0
Canada-Manitoba-Winnipeg Core Area Agreements	497.5	838.3
Less: Recoverable from Urban Affairs	(497.5)	(838.3)
Total	**1,279.8**	**2,000.0**
TOTAL EXPENDITURE	**$40,232.2**	**$44,006.2**

THE DEPARTMENT OF HOUSING

EXPENDITURE SUMMARY BY APPROPRIATION

YEAR ENDED MARCH 31, 1986

($000's)

	1985-86			
	Actual ($)	Estimate ($)	Variance ($)	Notes
1. GENERAL ADMINISTRATION				
a) Minister's Salary	18.1	19.6	(1.5)	
b) Executive Support				
1) Salaries	186.4	192.4	(6.0)	
2) Other Expenditures	65.1	52.2	12.9	1
c) Research and Planning				
1) Salaries	246.4	295.3	(48.9)	
2) Other Expenditures	96.8	97.0	(.2)	
d) Communications				
1) Salaries	59.1	80.8	(21.7)	2
2) Other Expenditures	187.3	192.5	(5.2)	
e) Support Services				
1) Salaries	1,257.5	1,262.9	(5.4)	
2) Other Expenditures	933.7	1,307.8	(374.1)	3
TOTAL	3,050.4	3,500.5	(450.1)	
2. PROPERTY MANAGEMENT AND LANDLORD AND TENANT AFFAIRS				
a) Landlord and Tenant Affairs				
1) Salaries	1,861.4	1,822.4	39.0	
2) Other Expenditures	145.2	172.2	(27.0)	
b) Property Management				
1) Salaries	630.6	671.5	(40.9)	
2) Other Expenditures	132.9	234.5	(101.6)	4
TOTAL	2,770.1	2,900.6	(130.5)	

THE DEPARTMENT OF HOUSING

EXPENDITURE SUMMARY BY APPROPRIATION

YEAR ENDED MARCH 31, 1986

($000's)

	1985-86			
	Actual ($)	Estimate ($)	Variance ($)	Notes
3. PROGRAM DELIVERY				
a) Administrative Costs				
1) Salaries	2,576.6	2,594.0	(17.4)	
2) Other Expenditures	2,009.0	2,546.8	(537.8)	5
b) Grants and Subsidies				
1) Other grants and subsidies	5,536.4	5,841.7	(305.3)	
2. Pensioner Tenant School Tax Assistance Program	1,524.9	1,600.0	(75.1)	
3) Less: Recoverable from Finance	(1,525.1)	(1,600.0)	74.9	
c) Homeowner Relief				
1) Homeowners Relief Program	32.6	139.7	(107.1)	
2) Other Expenditures	45.0	75.0	(30.0)	
3) Less: Recoverable from Interest Rate Relief Program	(77.6)	(214.7)	137.1	
TOTAL	10,121.8	10,982.5	(860.7)	
4. TRANSFER PAYMENTS TO THE MANITOBA HOUSING AND RENEWAL CORPORATION	23,010.1	24,622.6	(1,612.5)	

THE DEPARTMENT OF HOUSING

EXPENDITURE SUMMARY BY APPROPRIATION

YEAR ENDED MARCH 31, 1986

($000's)

	1985-86			
	Actual ($)	Estimate ($)	Variance ($)	Notes
5. EXPENDITURES RELATED TO CAPITAL ASSETS				
a) Capital Grants				
1) Critical Home Repair Program	1,279.8	2,000.0	(720.2)	6
TOTAL	1,279.8	2,000.0	(720.2)	
b) Canada Manitoba Winnipeg Core Area Management				
1) Core Area Homeownership Program	411.5	713.0	(301.5)	
2) Logan Redevelopment Program	86.0	125.3	(39.3)	
3) Less: Recoverable from Urban Affairs	(497.5)	(838.3)	340.8	
TOTAL	-	-	-	
TOTAL NET EXPENDITURES	**40,232.2**	**44,006.2**	**(3,774.0)**	

NOTES

FOR EXPENDITURE SUMMARY BY APPROPRIATION

YEAR ENDED MARCH 31, 1986

($000's)

1. The variance relates to unanticipated costs for negotiations on Federal/Provincial housing programs and increased vehicle costs for Executive Support staff.

2. The variance in the Communication Branch relates to a position left vacant for one-half year and lower than anticipated salaries.

3. The delay in the 1985-86 systems development plan for the Information Systems Branch resulted in a variance of $350.3.

4. The variance in the Property Management Branch relates directly to cancelled Housing Authority Seminars and associated costs.

5. The variance demonstrates a stronger housing market and improved lending conditions which resulted in a lower client take-up than originally anticipated for the Affordable New Homes Program. As a result, the need for underwriting and servicing fees were lower than anticipated by $631.8.

6. The variance is attributed to an increase in pensioner incomes under the Old Age Security and Guaranteed Income Supplement programs without any corresponding adjustments to the qualifying incomes for the pensioner component under the Critical Home Repair Program since 1982. As a result, the number of clients eligible for the program was approximately 1400 lower than originally anticipated for budget estimates.